

**REGULAR CITY COUNCIL
MEETING**

December 09, 2025

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

Mayor:

Leah Juarez

Council President:

Brad Neumiller

Council Members:

Cherie Butcher

Sara McCarthy

Tim Sutherland

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

- [1.](#) Council Meeting Minutes 11-25-25

City Licenses

- [2.](#) New / Renewal Business / Contractor Licenses and Home Occupation Permits

Financial Approvals

- [3.](#) Financial Breakdown - Check Register & Future ACH/EFT TRansactions
4. PAID ACH / EFT Transactions
- [5.](#) Regular / Police Payroll 11-17-25 to 11-30-25
- [6.](#) Fire Payroll 11-10-25 to 11-21-25
- [7.](#) Fire Payroll 11-22-25 to 12-3-25
- [8.](#) Transmittal Transactions
9. Court Report

OPEN DISCUSSION

ORDINANCES AND RESOLUTIONS

[10.](#) ORDINANCE NO. 833 THIRD AND FINAL READING:

**ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE
PARK**

Tabled 11-25-25

[11.](#) ORDINANCE NO. 834 THIRD AND FINAL READING:

ORDINANCE CONCERNING GAMING

EXECUTIVE SESSION

12. Legal Matter

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - December 23, 2025 at 7:00pm / January 13, 2026 at 7:00pm

NEXT WORK SESSION - December 23, 2025 at 6:00pm / January 12, 2026 at 9:00am

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

**REGULAR CITY COUNCIL
MEETING**

November 25, 2025

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

Mayor:

Leah Juarez

Council President:

Brad Neumiller

Council Members:

Cherie Butcher

Sara McCarthy

Tim Sutherland

MINUTES

CALL TO ORDER

Mayor called the meeting to order at 7:01 pm

ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

1. Council Meeting Minutes 11-10-25

City Licenses

2. New / Renewal Business / Contractor Licenses and Home Occupation Permits

Financial Approvals

3. Financial Breakdown - Check Register & Future ACH/EFT Transactions

4. PAID ACH / EFT Transactions

No Transactions

5. Regular / Police Payroll 11-3-25 to 11-16-25

6. Fire Payroll 10-29-25 to 11-9-25

7. Transmittal Transactions

8. Treasurer's Report

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

OPEN DISCUSSION

Scott Clamp, 720 Wasatch Avenue

Mr. Clamp addressed the Council regarding longstanding water and infrastructure concerns affecting his property at 725 Wasatch Avenue. He stated that a 1963 low-volume fire hydrant is located in the middle of his driveway. He noted the hydrant is outdated, low-flow, and rarely usable, as fire crews would likely utilize the higher-volume hydrant located approximately 50 feet away on Pendell.

Mr. Clamp explained that the shutoff valve for the old hydrant cannot be located despite multiple attempts over the years, which has prevented the City from properly abandoning or removing it. He stated that over the past 25 years he has been told several times—by former staff members including Joe Dill, Marley, and Seth—that grant funding existed to remove the hydrant; however, no action has ever occurred.

Mr. Clamp also described a larger, long-standing issue with the water main under Pendell, which he characterized as having a “temporary band-aid” repair dating back decades. He expressed concern that a major failure is inevitable and will likely occur during winter conditions, resulting in a far more expensive emergency repair. He noted that the area near Pendell and Wasatch repeatedly requires patching at the concrete, which he believes could indicate underground leakage.

He further stated that his building at 725 Wasatch is showing signs of concrete cracking and heaving, and he is unsure whether the cause is a leak, street issues, or foundation problems. He emphasized that if a water-line failure occurs, it could impact multiple sewer service lines connected in that area, including three that tie into his property. He stated he would not assume financial responsibility if damage is caused by municipal infrastructure failure.

Mr. Clamp also raised concerns about historical alignment issues with Pendell Avenue, asserting that when the road was reconstructed many years ago, it was built in the wrong location and shifted approximately 15 feet into adjoining private property based on the original 1921–1922 plat. As an indication of this, he noted his sewer line appears to extend beneath Pendell even though his house predates the road reconstruction.

Mr. Clamp stated he is not attempting to create controversy but believes the hydrant and the Pendell water main represent a long-deferred problem that must be addressed. He stressed that now, during low-consumption months, is the best time for the City to investigate the patch area, identify the hydrant service line, and abandon the hydrant properly before a failure occurs. He reiterated that he has raised these concerns for more than 30 years and hopes the City will take action before the situation results in a costly emergency.

Mayor Juarez acknowledged Mr. Clamp’s concerns and agreed that the lower Mills water and sewer infrastructure, particularly in the Pendell/Wasatch area, has been a known issue for many years. She explained that the City has submitted federal funding requests for two consecutive congressional sessions, seeking approximately \$5 million for the “Lower Mills Infrastructure Project.” Representative Hegeman has supported the Phase 1 request, which includes the Pendell/Wasatch area, though available funding remains limited.

The Mayor noted that while the City cannot guarantee congressional funding, the area Mr. Clamp referenced is phase one within the planned project scope, and City staff have thoroughly mapped the system and documented the deficiencies.

President Neumiller added that the City recognizes the risk of “water hammer” events in older lines, which complicates repair sequencing. Both the Mayor and Council expressed appreciation for Mr. Clamp’s patience and reiterated that the City is actively pursuing funding.

Casey Coates with Public Works stated that the Pendell/Wasatch area contains some of the oldest water infrastructure in the City. He explained that staff has not observed any active leakage from the hydrant located in Mr. Clamp’s driveway; however, there is an older repair clamp on the service line approximately five feet from

the hydrant. The hydrant has a thrust block in place, but the age of the clamp and how long it has been in service are unknown.

Casey noted that the hydrant was last accessed in 2016, and while it can still be used in a fire emergency, older hydrants can be difficult to shut off once opened. He stated this issue is not widespread in the Mills system, but is occasionally seen with infrastructure of this age.

He also referenced a similar situation the City is currently addressing with the Western Area Power Administration (WAPA), where a 1943 hydrant failed after freezing due to being improperly shut down by a contractor. The cost just to cut and cap that hydrant is approximately \$20,000, illustrating the expense associated with removing older hydrants.

Regarding the recurring street patching on Pendell, Casey stated that it is unknown whether the moisture present is from pipeline seepage or other causes. He noted that pipelines nationwide routinely lose 20–30% of volume, so some leakage is always possible. The frequent patching occurs largely because a cold patch is used in that area due to lower traffic, and cold patch deteriorates more quickly. A more permanent hot patch repair could be completed when asphalt production resumes in the warmer season.

Casey confirmed that Public Works will provide Mr. Clamp with the infrastructure packet the City submitted to Congress, which outlines the planned Lower Mills improvements and includes the section addressing this neighborhood.

Jeremy Brown, 615 Toll Street, Evansville

Mr. Brown addressed the Council to express concerns regarding Ordinance 832 and the potential impacts of development decisions on existing property owners. He questioned why the City would move forward with development that, in his view, may negatively affect nearby residents and their livelihoods. He stated that, based on the information he had reviewed, he believed there were more individuals opposed to the ordinance than in support. He emphasized that elected officials have a duty to protect existing residents and their property rights.

Mr. Brown also voiced concerns regarding public records and FOIA request procedures in Mills. He stated that when he previously sought information about FOIA processes on social media, he did not receive clear answers and therefore filed a FOIA request to obtain the information. He expressed that the City's response cited experience rather than documented procedures, which he found inadequate. He encouraged the City to consider adopting a more formalized records-tracking system similar to the process he experiences in Evansville.

Mr. Brown then asked Mayor Juarez to clarify statements made in a video she had posted on personal social media, in which she stated she was "not a secret keeper" and referenced individuals who "harm children." He played the video for the record and requested clarification regarding whom the statements referred to, stating that allegations involving harm to children should be handled transparently.

Mayor Juarez responded that the video referenced situations brought to her attention involving concerns about individuals or organizations in positions of responsibility, including matters related to Visit Casper. She stated that she often receives requests not to disclose certain issues, but that she is committed to transparency, especially in situations involving potential harm to children.

When asked to identify specific individuals, the Mayor stated she is legally restricted from disclosing certain information and cannot publicly name persons involved in confidential matters. She emphasized that this limitation is a source of personal frustration, as she would prefer greater openness regarding issues that come before her.

The Mayor clarified that her remarks were directed toward board-level concerns within Visit Casper and instances where, in her view, transparency was discouraged to protect funding or image.

Mr. Brown then expressed interest in discussing these concerns further. The Mayor stated that she would be willing to meet privately to discuss matters more in depth and requested that he provide his contact information to the City Clerk so a conversation could be scheduled.

ORDINANCES AND RESOLUTIONS

9. ORDINANCE NO. 832 THIRD AND FINAL READING:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1)

Motion made by Council President Neumiller to approve, Seconded by Council Member Butcher. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

The Mayor noted that there were no updates and that nothing had changed since the previous discussion; therefore, no staff report was provided.

10. ORDINANCE NO. 833 THIRD AND FINAL READING:

ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK

Council President Neumiller moved to table Ordinance 833, Motion was seconded by Council Member McCarthy.

Council Member Butcher stated that the reason the item was being tabled was due to the park renaming issue itself. She noted that the name was brought before Council on September 23, approximately five weeks prior to the first reading, and there were no concerns about the name that time. She emphasized that no discussion occurred then, and she wanted that context noted for the record.

Mayor Juarez stated that although the matter had been discussed in work sessions council members had now arisen questions on the name and requested an additional work session to discuss. The Mayor noted the work of the fundraising group and the potential harm to delay the group. She requested that Council establish a timeline or goal for resolving the name question. She asked how the City intends to select a name, what the next steps would be if consensus is not reached, and how to proceed if the name ultimately changes.

She expressed concern that the volunteer group had already spent \$685 in donated funds to incorporate the chosen name into required paperwork. With Council Member McCarthy now wanting to be more active in the naming process, she questioned how the City could reasonably ask the group to redo and repay for revised filings if a different name is selected.

Scott Clamp raised his hand and asked whether the issue could be resolved by simply renaming the park “Mills Memorial Service and Sacrifice Park,” noting that he had not previously been involved in the discussions but believed this may provide a straightforward solution.

Council Member Butcher responded that some individuals felt the proposed name was too long.

Mayor Juarez added that Council Member McCarthy had previously commented that the name was “a mouthful” and had asked her to provide alternative proposed names for consideration.

Council Member McCarthy responded that she would have names as soon as she thinks of them. Council President Neumiller added that his idea to table it came from negative responses from veterans.

Council Member Neumiller stated, “I call for the question”. He reiterated that calling the question would end debate.

Mayor Juarez responded that she was still presiding over the meeting and was allowing discussion to continue.

Council Member Neumiller clarified his position but allowed the discussion to proceed as directed.

Mayor Juarez stated that she would like to see a list of alternative names presented to the group. She suggested inviting the Veterans Commission to the scheduled work session so they may also provide input and noted that Council Member McCarthy could present her proposed names at that time.

The Mayor added that she still wanted to hear a proposal for how the fundraising group would be reimbursed expenses already incurred under the previously used name, emphasizing that the park name in question had been before Council multiple times.

The Mayor asked how council votes. Voting Yea: Council Member McCarthy, Council President Neumiller, Council Member Sutherland. Voting Nay: Mayor Juarez, and Council Member Butcher Motion to table is passed.

11. ORDINANCE NO. 834 SECOND READING:

ORDINANCE CONCERNING GAMING

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

12. RESOLUTION NO. 2025-42

RESOLUTION DESIGNATING FIRE CHIEF WIL GAY AS COMPETENT PERSON FOR PURPOSE OF FIRE EXTINGUISHER INSPECTIONS.

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland.

Council Member McCarthy asked whether the item under discussion was the same policy previously hired or developed, and whether it applied only to City-owned buildings.

City Attorney Pat Holscher responded that the policy had been drafted broadly in case future needs arise, but that its application is currently intended solely for City of Mills buildings as an internal policy.

Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

EXECUTIVE SESSION

13. Property Matter

Council President Neumiller asked for a motion to go into executive session for a property matter at 7:32pm.

Motion made by Council Member Sutherland to go into executive session for a legal matter, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:42pm.

Council Member Butcher made a motion to approve a draft lease to be presented to tenants subject to final review by the Mayor and staff, Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council

Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

14. Legal Matter

Council President Neumiller asked for a motion to go into executive session for a legal matter at 7:43pm. Motion made by Council Member Sutherland to go into executive session for a legal matter, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:45pm.

No action necessary

ADJOURNMENT

Council President Neumiller moves to adjourn meeting at 7:46pm, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - December 9, 2025 at 7:00pm / December 23, 2025 at 7:00pm

NEXT WORK SESSION - December 8, 2025 at 9:00am / December 23, 2025 at 6:00pm

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Mayor, Leah Juarez

City Clerk, Sarah Osborn



Council Meeting: December 9, 2025

New Business Licenses

<i>Business Name</i>		<i>Fire Inspection</i>	<i>Insurance</i>
	Austin Engineering USA (W Yellowstone HWY)	11/13/2025	N/A

Renewal Business Licenses

	<i>Business Name</i>	<i>Fire Inspection</i>	<i>Insurance</i>
9910	AA Casper Storage	11/25/2025	N/A
872	Austin Engineering USA (First Street)	12/3/2025	N/A
9528	Casper Window and Door Inc	10/29/2025	N/A
788	Dan's Auto Electric	11/6/2025	N/A
9873	G-Ma's Wyo Diner	9/25/2025	N/A

[illegible]



CITY OF MILLS
EST. 1921

Item # 2.

Council Meeting: December 9, 2025

New Home Occupation Permits

Business Name

Renewal Home Occupation Permits

Business Name

Payment Due Date	Description	Invoice	GL Period	Seq	Invoice Date	GL Account	Total Cost
8148 71 Construction							
12/09/2025	1 1/2" dolomite rock	220638C	12/25	1	11/26/2025	10-6000-1300	433.40
1040 Advance Casper							
12/09/2025	FY2026 Sustainable Strategies Consulting	01-165	12/25	1	11/18/2025	12-4500-3770	13,920.00
350 ALSCO, Inc							
12/09/2025	Nov 19 Services	LCAS1690308	12/25	1	11/19/2025	10-6500-1040	41.40
7983 Big Horn Tire, Inc.							
12/09/2025	Rotate Tires Unit #41	87492	12/25	1	11/17/2025	54-8400-4055	492.00
12/09/2025	Flat Repair # 21	87701	12/25	1	11/26/2025	54-8400-4055	42.75
12/09/2025	Change and Disposal of Tires-CSO Unit	87797	12/25	1	12/03/2025	10-5300-4055	118.00
840 Bound Tree Medical							
12/09/2025	Medical Supplies	86013584	12/25	1	12/02/2025	10-5600-3595	223.31
1510 City of Casper							
12/09/2025	Balefill	638470	12/25	1	11/17/2025	54-8400-3050	815.76
12/09/2025	Balefill	638502	12/25	1	11/18/2025	54-8400-3050	1,264.56
12/09/2025	Balefill	638554	12/25	1	11/19/2025	54-8400-3050	912.56
12/09/2025	Balefill	638584	12/25	1	11/20/2025	54-8400-3050	817.52
12/09/2025	Balefill	638620	12/25	1	11/21/2025	54-8400-3050	844.80
12/09/2025	Balefill	638645	12/25	1	11/24/2025	54-8400-3050	830.72
12/09/2025	Balefill	638690	12/25	1	11/25/2025	54-8400-3050	1,268.96
12/09/2025	Balefill	638723	12/25	1	11/26/2025	54-8400-3050	975.92
12/09/2025	Metro Oct Fees	7334	12/25	1	11/18/2025	10-5300-3010	2,878.55
12/09/2025	Dispatch Oct Fees	7338	12/25	1	11/18/2025	10-5400-3000	12,493.79
12/09/2025	201 Sewer Nov.	7368	12/25	1	11/25/2025	53-8300-3045	39,317.11
7427 Collins Communications, Inc							
12/09/2025	ITS Customer Care Contract	708515	12/25	1	11/03/2025	10-5500-2020	275.00
12/09/2025	ITS Customer Care	710738	12/25	1	12/01/2025	10-5500-2020	275.00
1910 Dana Kepner Company Inc							
12/09/2025	Meter Pit Keys	X781753	12/25	1	11/17/2025	51-8100-3500	988.28
12/09/2025	Meter Pit Housing	Y142705	12/25	1	11/19/2025	51-8100-3500	151.32
12/09/2025	Water Shut Off Keys	Y143103	12/25	1	11/19/2025	51-8100-3500	308.45
2100 Dewitt Water Systems & Service							
12/09/2025	Bottled Drinking Water	113025	12/25	1	11/30/2025	10-5600-3515	132.50
2370 Energy Laboratories Inc							
12/09/2025	New Line Bac-T	749984	12/25	1	11/14/2025	52-8200-2050	63.00
12/09/2025	Routine Bac-T	751114	12/25	1	11/19/2025	52-8200-2050	152.00
12/09/2025	Disinfection by-products	751862	12/25	1	11/21/2025	52-8200-2050	786.00
7842 Ethan Hecht							
12/09/2025	Snow Boots	113-8142725-1877854	12/25	1	11/18/2025	10-5600-1040	52.49
8144 Galls							
12/09/2025	EMS boots for Bolstad	30985305	12/25	1	11/19/2025	10-5600-1040	108.45
12/09/2025	Duty boots for Trost	31097361	12/25	1	12/02/2025	10-5600-1040	135.95
2890 Greiner Ford							
12/09/2025	Ant-Freez	355218	12/25	1	11/20/2025	10-6500-4050	57.56
3040 Hawkins Inc							
12/09/2025	Chlorine cylinder Rental	7257036	12/25	1	11/15/2025	52-8200-3500	60.00
3120 Homax							
12/09/2025	Multiplex Oil	0733237-IN	12/25	1	11/18/2025	10-6000-3500	80.10
12/09/2025	October Fuel Charges	CL37290	12/25	1	10/31/2025	52-8200-3525	49.21
12/09/2025	Fuel for FD vehicles	CL37803	12/25	1	11/30/2025	10-5600-4000	1,216.82
3150 Hose & Rubber Supply							
12/09/2025	Det 1 Vehicle	02138766	12/25	1	11/20/2025	10-5400-4050	11.64
7918 HUB International							
12/09/2025	Health Insurance	120125	12/25	1	12/01/2025	10-23700	69,251.12
8363 Imperial Sanitation LLC							
12/09/2025	First Street Park	I1131	12/25	1	11/11/2025	10-7000-3095	310.00
12/09/2025	Sunny Acres Park	I1132	12/25	1	11/11/2025	10-7000-3095	175.00

Payment Due Date	Description	Invoice	GL Period	Seq	Invoice Date	GL Account	Total Cost
12/09/2025	Norene Kilmer Park	I1133	12/25	1	11/11/2025	10-7000-3095	135.00
8400 Jackson Group							
12/09/2025	Cartridge	27951CA	12/25	1	11/17/2025	54-8400-4050	167.22
12/09/2025	Filters	28218CA	12/25	1	11/20/2025	54-8400-4050	190.78
12/09/2025	Cartridge	28382CA	12/25	1	11/24/2025	54-8400-4050	86.56
12/09/2025	Belt	28382CAX1	12/25	1	11/28/2025	54-8400-4050	124.72
12/09/2025	valve Control	28451CA	12/25	1	12/01/2025	54-8400-4050	83.69
8320 Knife River Materials							
12/09/2025	35.37 Ton road Base Gehring St.	371344	12/25	1	11/25/2025	12-4500-3700	654.35
8322 Memorial Hospital of Converse County							
12/09/2025	Hearing tests for six personnel	2025-A	12/25	1	11/11/2025	10-5600-1050	240.00
12/09/2025	Physicals for six personnel	2025-P	12/25	1	11/11/2025	10-5600-1050	3,710.00
4250 Menards							
12/09/2025	150W HPS bulb	15747	12/25	1	11/19/2025	10-5600-3515	21.99
12/09/2025	Small shop vac	15982	12/25	1	11/24/2025	10-5600-3515	84.99
4440 Mobile Concrete, Inc.							
12/09/2025	Replace Springs and Repairs Garage Doors public Wo	112425	12/25	1	11/24/2025	12-4500-3515	3,806.00
4600 NAPA Auto Parts							
12/09/2025	Oil/Filter WT#1	319171	12/25	1	11/13/2025	52-8200-4050	82.95
12/09/2025	Unit 15	320494	12/25	1	11/18/2025	10-5400-4050	9.54
12/09/2025	Unit 15	321115	12/25	1	11/19/2025	10-5400-4050	23.04
12/09/2025	Grease Gun fitting & Air Chuck	322460	12/25	1	11/24/2025	10-6000-3500	65.97
12/09/2025	Unit 15	322546	12/25	1	11/24/2025	10-5400-4050	9.54
12/09/2025	Oil for hose testing machine	324602	12/25	1	12/02/2025	10-5600-3525	2.89
4760 Norco, Inc							
12/09/2025	Four new D cylinder oxygen bottles, plus fill	0045178319	12/25	1	11/18/2025	10-5600-3595	305.72
12/09/2025	Oxygen Bottle rental	0045287974	12/25	1	11/30/2025	10-5600-3595	14.10
12/09/2025	Pura-Fit Plug	45197598	12/25	1	11/20/2025	10-6500-3500	42.54
8415 Performance Charter School Development							
12/09/2025	Poison Spider Sewer Main July, Aug, Sept	5149	12/25	1	11/03/2025	53-8300-4510	90,000.00
5340 Railroad Management Company, LLC							
12/09/2025	License Fees 3/8/26-3/7/27	538840	12/25	1	11/25/2025	51-8100-3040	458.76
8364 Rocky Mountain Oilfield Warehouse							
12/09/2025	Radio, promotion, trade in, plains grant	446178	12/25	1	11/21/2025	12-4500-3540	1,493.71
8489 Sterling Excavation							
12/09/2025	Repairs to Water Service	3810	12/25	1	11/01/2025	53-8300-3525	6,300.00
6050 Sutherlands							
12/09/2025	Fabric & Pins	052392	12/25	1	10/30/2025	51-8100-3500	99.94
12/09/2025	Panel 2x4	053298	12/25	1	11/19/2025	51-8100-3500	16.99
12/09/2025	Paint	053343	12/25	1	11/20/2025	51-8100-3500	26.97
12/09/2025	R13 Insulation	053521	12/25	1	11/25/2025	51-8100-3500	21.58
12/09/2025	Grommet Kit	053635	12/25	1	12/01/2025	51-8100-3500	9.99
12/09/2025	Milk House Heaters	53468	12/25	1	11/24/2025	51-8100-3500	124.95
8293 TransUnion Risk and Alternative							
12/09/2025	Auto Payment	233312-202511-1	12/25	1	12/01/2025	10-5400-2070	100.00
6550 USA Blue Book							
12/09/2025	Manhole Hooks	INV00888765	12/25	1	11/18/2025	53-8300-3545	376.31
6610 Verizon							
12/09/2025	Verizon Cellular Service for MDTs	6128335762	12/25	1	12/04/2025	10-4600-2505	1,423.04
6810 WEX Bank							
12/09/2025	DEF cards for Fire Engines	108838518	12/25	1	11/23/2025	10-5600-4000	21.92
6980 Wyoming Association of Rural Water							
12/09/2025	2026 Membership	20833	12/25	1	11/22/2025	51-8100-1030	505.00
7945 Zoll Medical Corporation							
12/09/2025	ECG electrodes	4371874	12/25	1	11/17/2025	10-5600-3595	299.00

Payment Due Date	Description	Invoice	GL Period	Seq	Invoice Date	GL Account	Total Cost
Grand Totals:							263,470.75

Report GL Period Summary

GL Period	Amount
12/25	263,470.75
Grand Totals:	263,470.75

Vendor number hash: 388188
Vendor number hash - split: 388188
Total number of invoices: 76
Total number of transactions: 76

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
Open Terms	263,470.75	.00	263,470.75
Grand Totals:	263,470.75	.00	263,470.75



PAYROLL

Meeting Date: December 9, 2025

Payroll Type: Regular/Police

Date Range: 11-17-25 to 11-30-25

Net: \$ 123,062.06

Deductions: \$ 28,309.24

Federal Taxes: \$ 10,976.00

Medicare: \$ 1,761.90

Retirement: \$ 6,114.78

Social Security: \$ 7,312.74

Child Support: \$ 540.32

Insurance: \$ 703.50

Supplemental Retirement: \$ 600.00

Supplemental Insurance: \$ -

TOTAL PAYROLL: \$ 94,752.82

City Clerk, Sarah Osborn

Mayor, Leah Juarez



PAYROLL

Meeting Date: December 9, 2025

Payroll Type: Fire

Date Range: 11-10-25 to 11-21-25

Net: \$ 20,173.93

Deductions: \$ 4,397.73

Federal Taxes: \$ 1,380.00

Medicare: \$ 288.23

Retirement: \$ 2,159.19

Union Dues \$ 240.00

Child Support: \$ -

Insurance: \$ 330.31

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

TOTAL PAYROLL: \$ 15,776.20

City Clerk, Sarah Osborn

Mayor, Leah Juarez



PAYROLL

Meeting Date: December 9, 2025

Payroll Type: Fire

Date Range: 11-22-25 to 12-3-25

Net: \$ 26,623.38

Deductions: \$ 5,762.69

Federal Taxes: \$ 2,072.00

Medicare: \$ 381.75

Retirement: \$ 2,772.44

Union Dues \$ 240.00

Child Support: \$ -

Insurance: \$ 296.50

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

TOTAL PAYROLL: \$ 20,860.69

City Clerk, Sarah Osborn

Mayor, Leah Juarez



CITY OF MILLS

EST. 1921

Item # 8.

Transmittal Transactions

12-9-25

Payroll Regular/Police: 11-3-25 to 11-16-25

Date	Type/Check #	Payor	AMOUNT
11/16/2025	34779	American Funds	\$ 100.00
11/16/2025	ACH	IRS	\$ 24,667.08
11/16/2025	ACH	Orchard Trust	\$ 900.00
Total:			\$ 25,667.08

Payroll Fire: 11-10-25 to 11-21-25

Date	Type/Check #	Payor	AMOUNT
11/21/2025	ACH	IRS	\$ 1,956.46
11/21/2025	34783	Union Dues	\$ 240.00
Total:			\$ 2,196.46

Payroll Regular/Police: 11-17-25 to 11-30-25

Date	Type/Check #	Payor	AMOUNT
11/30/2025	34785	American Funds	\$ 100.00
11/30/2025	34786	Child Support	\$ 540.32
11/30/2025	ACH	IRS	\$ 29,117.63
11/30/2025	ACH	Orchard Trust	\$ 600.00
12/10/2025	ACH	Wyoming Retirement	\$ 18,621.20
Total:			\$ 48,979.15

Payroll Fire: 11-22-25 to 12-3-25 Not completed

Date	Type/Check #	Payor	AMOUNT
12/10/2025	ACH	Wyoming Retirement	\$ 41,073.28
Total:			\$ 41,073.28

Total \$ 117,915.97

ORDINANCE NO. 833

**ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE
AND SACRIFICE PARK**

WHEREAS, The City of Mills Wyoming’s history is intertwined with the service of the nation’s veterans back to the origins of Mills; and

WHEREAS, The townsite of the City of Mills is located across from what had been Platte Bridge Station/Ft. Caspar, a significant Frontier military post along the Oregon Trail, and, further, the City of Mills is the location of where the Battle of Platte Bridge Station and the Battle of Red Buttes were fought; and

WHEREAS, Mills is located such that it is close to what had been the Casper Army Air Base from which one hundred forty aviators died in ninety airplane crashes between September 1942 and March 1945 including nine men who were killed on a training mission that went down within what is now the incorporated boundaries of the City of Mills.

WHEREAS, Residents of Mills have served in every U.S. war and conflict since the municipality’s incorporation; and

WHEREAS, The City of Mills has long been served by a dedicated police force and dedicated fire department which includes both full time and part time fire fighters.

WHEREAS, The City of Mills currently has a park dedicated as Mills Memorial Park with a monument dedicated to Lt. Caspar Collins and the Oregon Trail which predate the incorporation of the town; and

WHEREAS, That park is described as and located at:

Block 38, Lot 1 and Lot 2, City of Mills, Natrona County Wyoming.

WHEREAS, The Governing Body of the City of Mills wishes to more fully reflect the nature of the park and the City’s dedication to veterans of all wars and eras and the city’s first responders.

NOW, THEREFORE, The Governing Body of the City of Mills hereby renames Mills Memorial Park as Service and Sacrifice Park to further reflect and enhance its purpose and the City’s dedication to its veterans.

PASSED, APPROVED AND ADOPTED on 3rd and final reading this ____ day of _____, 2025

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Brad Neumiller, Council

Cherie Butcher, Council

Tim Sutherland, Council

ATTESTED:

Sarah Osborn, City Clerk

ORDINANCE 831
ORDINANCE CONCERNING GAMING

WHEREAS, the 2026 Legislature of the State of Wyoming has before it legislation involving the authorization and licensing of gaming activities, including Historic Horse Racing and simulcasting; and

WHEREAS, the City of Mills desires to restrict and regulate the location and operation of such gaming uses so they may occur only in appropriate commercial areas; and

WHEREAS, the City of Mills Planning and Zoning Commission, on November 6th, 2025, forwarded a DO PASS recommendation of the amendments to Title 17 regarding simulcasting and games; and

WHEREAS, the Governing Body finds that gaming uses, including simulcasting and other lawful electronic gaming authorized by the State of Wyoming, should be allowed only as conditional uses in the City’s General Commercial (C-1) District and should comply with the standards established in Title 17, Section 45.60;

NOW, THEREFORE, TITLE 17 IS AMENDED TO REFLECT THE FOLLOWING:

Section 17.19.20 – Simulcasting and Gaming Establishments

1. To identify where lawful gaming activities may occur and to ensure they are conducted in a manner compatible with surrounding development and community standards.
2. This section applies to any establishment offering lawful gaming or wagering activities authorized by the State of Wyoming, including but not limited to simulcasting, historic horse racing, and electronic gaming.
3. Gaming establishments shall be permitted only as a conditional use in designated commercial districts, subject to the review and approval procedures contained in Title 17. All proposals shall comply with the location, design, and operational standards established in the City’s Land Development Regulations.
4. Location and operational criteria shall include, but are not limited to:
 - Appropriate siting in commercially zoned areas with adequate separation from residential, educational, and civic uses;
 - Design compatibility with adjoining development and compliance with lighting, signage, and parking standards;
 - Operational safeguards such as licensing, security plans, hours of operation, and measures to minimize noise, traffic, and public-safety impacts.
5. Gaming establishments must maintain all required state and local licenses and remain in compliance with the City’s conditional-use approval. Failure to comply may result in suspension or revocation of authorization to operate.

Repealer and Severability

All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict. If any portion of this ordinance is held invalid, the remainder shall continue in full force and effect.

PASSED on 1st reading the ____ day of _____, 2025.

PASSED on 2nd reading the _____ day of _____, 2025.

PASSED, APPROVED AND ADOPTED on 3rd and final reading this _____ day of _____, 2025

Mayor, Leah Juarez

Councilman, Sara McCarthy

Councilman, Cherie Butcher

Councilman, Tim Sutherland

Councilman, Brad Neumiller

ATTEST:

City Clerk

CERTIFICATE

I, Sarah Osborn, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on October 14, 2025, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

Sarah Osborn
City Clerk



Vision Beyond Borders – Amended Site Plan
Simulcasting & Gaming Amendment
Staff Report

Planning and Zoning Commission
November 6th, 2025

Applicants: Vision Beyond Borders/City of Mills Council

Agent: ECS ENGINEERS/Planning Staff

Summary:

- Vision Beyond Borders is requesting an amendment to its existing site plan. The amendment proposes a delay in parking lot paving until July 2026.
- The Mills City Council is requesting an amendment to Title 17 to include regulations governing simulcasting and gaming.

Planning Considerations:

1. Staff has reviewed the amended site plan and found no matters of concern. The lot will be graveled and paved before July 2026.
2. The City of Mills, acting on legislative intent, has put forth a draft amendment of Title 17.
 - a. The draft adds simulcasting and gaming as an allowable use under General Commercial – C1 zoning.
 - b. The draft defines simulcasting and gaming.
 - c. The draft identifies that simulcasting and gaming must comply with special use regulations added under section 45.60 and subjects such operations to conditional use permitting requirements.
 - d. Currently, the City of Mills has five locations offering gaming and simulcasting –
 - i. The Hideaway Bar (Residential Two Zoning)
 - ii. B Diesels (General Commercial)
 - iii. Bayou Skill (General Commercial)
 - iv. The Oregon Trail Bar (General Commercial)
 - v. Beacon Club (General Commercial)
3. The placement of simulcasting and gaming in general commercial areas is consistent with the intent of the Mills Comprehensive Plan and takes into consideration the impact of such establishments relative to the welfare of the public.

Staff Recommendation:

Staff recommends APPROVAL of the Vision Beyond Borders amended site plan.

Staff recommends APPROVAL of the Title 17 Amendments – Simulcasting & and Gaming Regulations.

Planning Commission Recommendation:

City Council Decision:



TITLE 17 – LAND DEVELOPMENT REGULATIONS

- **Sign, Electronic Graphic Display:** Any illuminated sign on which the artificial light is not constant in intensity and color at all times. It includes all signs or portions thereof, that display electronic, static images, static graphics, or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light-emitting diodes (LED), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, re-pixelization, or dissolve modes. Electronic graphic display signs include computer-programmable, microprocessor-controlled electronic, or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.
- **Sign, Illuminated:** A sign designed to give forth artificial light or designed to reflect light derived from any source.
- **Sign, Off-Premise:** A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered, or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed. It may be a board, panel, or tablet, either illuminated or non-illuminated.
- **Sign, Pole:** A sign mounted on a freestanding pole or other support so that the bottom edge of the sign face is five (5) feet or more above finished grade.
- **Sign, Sandwich:** An advertising or business ground sign which is constructed in such a manner to form an “A” or a tent-like shape, hinged or not hinged at the top, and each angular face held at an appropriate distance by a supporting member.
- **Sign, Temporary:** A sign approved for use on a temporary basis and subject to a Temporary Use Permit, if applicable.

Site Plan: A graphic representation of all existing and proposed improvements to a site and showing the layout of a property, including all buildings, roads, utilities, and other improvements.

Simulcasting and Gaming Establishment: A commercial establishment where patrons may view live or recorded race/event broadcasts for the purpose of authorized wagering and/or the participation in lawful electronic gaming as permitted by state law; may include associated food and beverage service as an accessory use.

Slaughterhouse: A building where animals are butchered. See Industrial Service.

Smoke Shop: An establishment that devotes more than fifteen (15) percent of its total floor area to smoking, drug, and/or tobacco sales.

Stable: A roofed structure for the shelter of large animals, typically horses.

Stock Water Well: A water well permitted by the State of Wyoming Engineer's Office as a stock water well.



TITLE 17 – LAND DEVELOPMENT REGULATIONS

Use District Chart District C-1

<div>USE</div> <div>↓</div>		C-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 6,000 s.f. Lot Width = 50'			Lot Coverage (percent)	Height of Structure (feet)		
			REQUIRED YARD SETBACK						
REGULATIONS			Front (feet)	Side (feet)	Rear (feet)				
Agricultural and Natural Resource Uses									
Stable/Kennel ²		1	5	5	5	85	45'	D	
Veterinary Clinic or Animal Hospital ²		1	5	5	5	85	45'	D	
Residential Uses									
Group Care Facilities		2	5	5	5	85	50'	C	45.30
Mixed Office and Multi-Family Residential		2	5	5	5	85	50'	D	
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned ³		1	5	5	5	85	50	C	
All Recreational, Educational, and Cultural Establishments, except as otherwise mentioned ³		1	5	5	5	85	50	C	
Armory		3	5	5	5	85	45	C	
Child Care Center ³		2	5	5	5	85	45	D	45.50
Clinic, Medical, Dental, or Optical		1	5	5	5	85	45	D	
Commercial Storage Facilities		3	5	5	5	85	50	E	
Convention Center and Places of Assembly		3	5	5	5	85	50	E	
Hospital ⁴		1	5	5	5	85	50	E	
Hotels and Motels ⁴		1	5	5	5	85	50	E	
Office		1	5	5	5	85	50	D	
Package Liquor Store		1	5	5	5	85	45	C	
Restaurant or Tavern ⁴		1	5	5	5	85	45	C	
Theater		1	5	5	5	85	45	E	
Mortuary		1	5	5	5	85	45	B	
Motor Vehicle Sales		3	5	5	5	85	45	C	
Vehicle Fueling and Service Station		1	5	5	5	85	45	C	
Simulcasting and Gaming		3	5	5	5	85	45	C	45.60
Community and Government Services									
Religious Institution or Parish House ¹		1	5	5	5	85	50	D	



TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (D) Containers must be screened from view from any public street and/or adjacent residential district through fencing, landscaping, or building placement.
 - (E) Containers shall not be used for advertising or signage, other than incidental labeling.
 - (F) Containers shall be structurally sound, operated in a safe manner, and maintained in good repair.
 - (G) Shipping containers may only be used for the storage of material and equipment incidental to the primary use of the lot.
- (11) **Urban Agriculture Accessory Uses.** In the UA district, livestock and fowl shall be permitted in accordance with the following regulations:
- (a) The number of livestock, including horses, cattle, sheep, burros, or goats (excluding swine), allowed on a platted lot shall be limited to one (1) animal per one and one-half (1.5) acres of lot area. Unweaned offspring shall not be included in this allowance.
 - (b) Rabbits, fowl, or poultry, including chickens, turkeys, geese, or game birds, shall be limited to ten (10) rabbits or mixed fowl per two and one-half (2.5) acres.
 - (c) No commercial breeding of livestock and fowl shall be permitted.
 - (d) Areas of the lot, as well as accessory buildings or structures devoted to livestock and fowl, shall be maintained in such a manner as not to constitute a nuisance to the surrounding properties.
 - (e) All livestock and fowl shall be fenced. Fences shall be of sufficient construction to prevent the escape of or injury to the animals being confined within the fencing. The fencing shall be maintained so that no part of such fence, absent extraordinary circumstances, may be broken, damaged, or in any way create the possibility of injury to the confined animal or allow the escape thereof.

45.60 Simulcasting and Gaming

- (1) **Purpose:** The purpose of this section is to establish location, design, and operational standards for simulcasting and gaming establishments to ensure compatibility with surrounding commercial areas and to minimize potential adverse impacts on nearby residential, civic, and public uses.
- (2) **Applicability:** These standards apply to any simulcasting and gaming establishment as defined in Section 5 (Definitions) and permitted as a Conditional Use (Review Process 3) within the C-1 General Commercial District.



TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (3) **Location Criteria:** No simulcasting and gaming establishment shall be located within 300 feet of:
- (a) Any residentially zoned property;
 - (b) A school or licensed childcare facility;
 - (c) A church, public park, or public library.
 - (d) Separation is measured in a straight line from the nearest lot line of the proposed establishment to the nearest lot line of the protected use.
- (4) **Site and Building Standards**
- (a) Entrances shall front a public street or parking area with direct visibility from public rights-of-way.
 - (b) Outdoor lighting shall be directed downward and shielded to prevent glare onto adjoining properties.
 - (c) All mechanical or ventilation equipment shall be screened from public view and adjacent properties.
 - (d) Off-street parking shall be provided at one (1) space per 100 square feet of gaming floor area, or as otherwise required by the approving body.
 - (e) Signage shall comply with the requirements of Sign Category E (or whichever category applies to theaters/amusement uses in the C-1 table).
- (5) **Operational Standards**
- (a) Hours of operation may be limited by the approving body but shall not exceed ~~8:00 a.m. – 12:00 a.m.~~, 6:00 a.m. – 2:00 a.m., unless otherwise authorized.
 - (b) A valid Wyoming Gaming Commission license shall be maintained at all times.
 - (c) The operator shall submit a security and operations plan describing staffing, surveillance, and cash-handling protocols; such plan shall be approved by the Mills Police Department prior to occupancy.
 - (d) Noise, amplified sound, or vibration shall not be audible beyond the property line between 10:00 p.m. and 7:00 a.m.
 - (e) On-site alcohol service, if proposed, shall comply with Title 5 (Alcoholic Beverages) and any conditions of a city liquor license.
 - (f) Outdoor display or advertising of specific wagering events shall be prohibited except for signage permitted under the Sign Code.
- (6) **Conditional Use Findings**



TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (a) In addition to the general conditional-use criteria of Section 45.02, approval of a simulcasting and gaming establishment shall require findings that:
 - (i) The proposed location and design will not create excessive traffic or parking demand;
 - (ii) The use is compatible with existing and planned commercial development in the area;
 - (iii) Operational safeguards adequately mitigate potential noise, lighting, or security impacts.

(7) **Revocation**

- (a) Failure to maintain compliance with this section or with conditions of approval shall constitute grounds for revocation of the conditional-use permit.

Section 45. Annexation Procedures

46.5 City-Initiated Annexations

- (1) City-initiated annexation requirements and procedures will be in accordance with Wyoming State Statutes 15-1-401 through 15-1-423, as amended.

46.10 Annexation by Petition

- (1) Prior to submitting an annexation petition, the owner(s) shall meet with city staff to review the proposal and applicable statutes and ordinances.
- (2) **Annexation of Platted Tracts:** For platted tracts of land (filed in the office of the county clerk), upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:
 - (a) Three copies of the proposed annexation plan.
 - (b) Three copies of a metes and bounds description of the parcel to be annexed, signed by a registered Wyoming land surveyor, if the entire platted subdivision is not to be annexed;
 - (c) The original petition for annexation, signed and dated by a majority of the landowners owning a majority of the area to be annexed, excluding public streets and alleys and tax-exempt property; and
 - (d) A fee for review as established by resolution by the council and the required recording fee of the county clerk.
- (3) **Annexation of Unplatted Tracts:** For unplatted tracts of land, upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following: